

VIRTUAL OPEN HOUSE PACKAGE
622 SW Marine Drive





622 SW Marine Drive

PURPOSE-BUILT RENTAL + MIXED-USE DEVELOPMENT

In collaboration with MCM Architects, Chard Development is excited to have submitted a rezoning application to the City of Vancouver to build a purpose-built rental and mixed-use development at 622 SW Marine Drive that will include 20% below market housing. A transit-accessible location, the proposed development will provide a diverse mix of rental housing - including deeply-affordable rental housing in partnership with the YWCA Metro Vancouver - as well as new community-serving retail opportunities and a childcare centre. The development will significantly improve the public realm, and encourage economic recovery through job creation.

Designed to a high standard of sustainability, the proposed development seeks to meet City of Vancouver and Marpole Community Plan goals by delivering increased housing, employment opportunities and significant community benefits through the creation of dynamic public space and a dedicated childcare facility.

THANK YOU

We appreciate your time and participation in this Virtual Open House. Your feedback can be submitted to the City of Vancouver at:

<https://shapeyourcity.ca/622-sw-marine-dr>

The Team

For over 25 years, Chard Development has been building strong, sustainable residential and commercial communities with the goal of leaving a lasting positive impact on the people who live, work and play within or around them. To date, Chard has completed over 1.3 million square feet of residential and commercial development.

Together with a trusted team of consultants and partners, Chard is proud to bring forward this rezoning application for 622 SW Marine Drive.



Developer



Architects



Social Housing Partner



Landscape Architects



COMMUNITY RELATIONS

Community Relations Consultant

OUR VISION

This proposal represents a vision for a welcoming and diverse collection of homes - accessible to a broad range of Marpole households - within a family-centric community that encourages broader engagement with the surrounding neighbourhood through its public spaces and new amenities.

We have worked closely with the City of Vancouver, researching the community, and applicable policies to prepare a design that will serve the needs of the Marpole community.



THIS PROPOSAL INCLUDES A WIDE VARIETY OF COMPONENTS DESIGNED TO CONTRIBUTE TO THE LIVES OF BOTH NEW AND CURRENT RESIDENTS OF MARPOLE.

PURPOSE BUILT RENTAL

100% purpose built rental with 20% below market units and no residential displacement.



SUPPORTIVE HOUSING

A portion of deeply affordable supportive residences planned in partnership with the YWCA.



SHARED PUBLIC SPACE

Major public realm improvements with 40% of the site going to the community as open public space.



A COMMUNITY DESTINATION

A new childcare facility and a large public plaza equal in size to Marine Gateway with outdoor seating and games.



RESIDENT AMENITIES

A variety of family and pet-friendly amenities accessible to all residents.

PROJECT DESCRIPTION + STATISTICS

The proposed high-quality rental development consists of two residential towers connected at the lower ground level by a pedestrian-oriented podium on Southwest Marine Drive. A midblock walkway and large, south-facing plaza grounds the site while indoor and outdoor amenity spaces frame the plaza. Retail, restaurant and café spaces are oriented to SW Marine Drive wrapping into the mid-block walkway and include generous outdoor patios.

Significant amenities for residents are located throughout the project from the plaza area, to the podium rooftop and on multiple floors within the towers. Amenities within the project will be available to all residents of 622 SW Marine Drive.

PROJECT STATISTICS

TOWER HEIGHTS	28 & 32 Storeys
FSR	6.64 FSR
TOTAL RENTAL UNITS	573
STUDIOS & 1 BEDROOMS	65%
2 & 3 BEDROOMS	35%
BELOW MARKET RESIDENTIAL UNITS	20% OF TOTAL AREA
DEEPLY AFFORDABLE UNITS	35% OF BELOW MARKET

AREAS

RESIDENTIAL	434,000 SF
INDOOR AMENITIES	23,000 SF
RETAIL	17,000 SF
CHILDCARE	7,190 SF
CHILDCARE SPACES	49 CHILDREN
PARKING	3 LEVELS

35% OF UNITS WILL BE FAMILY ORIENTED HOMES

7,000 SF CHILDCARE OVERLOOKING THE PLAZA

SOUTHFACING PLAZA WITH A CHILDREN'S SPLASH PAD + FARMERS MARKET

40% OF THE SITE WILL BE OPEN AS PUBLIC SPACE

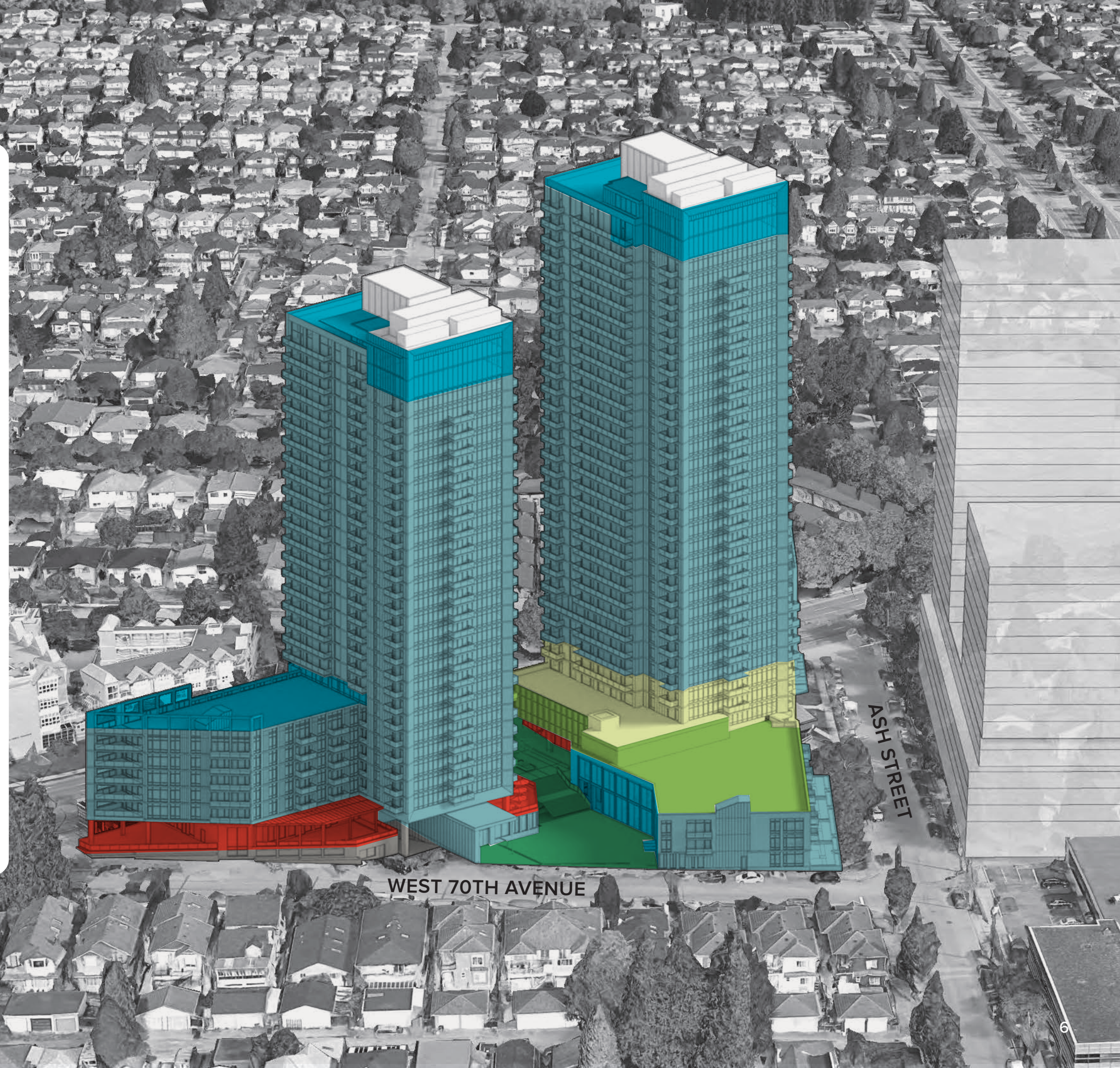
MATURE TREES AT PLAZA AND ON 70TH AVE. TO BE RETAINED



PROJECT COMPONENTS

This 100% purpose-built rental project with 28 deeply affordable units in partnership with the YWCA also includes a wide variety of community, resident and retail amenities totalling 47,190 square feet.

-  PURPOSE-BUILT RENTAL
INCLUDING 20% BELOW MARKET RENTAL
-  YWCA SUPPORTIVE HOUSING
+ PRIVATE ROOF DECK
-  CHILDCARE FACILITY
+ PRIVATE ROOF DECK
-  RETAIL + RESTAURANT + CAFE
PLUS FULL FRONTAGE ON SW MARINE
-  PUBLIC PLAZA + MID-BLOCK WALKWAY
-  RESIDENT AMENITIES
-  PARKING, BIKE STORAGE + LOADING



SW MARINE DRIVE

WEST 70TH AVENUE

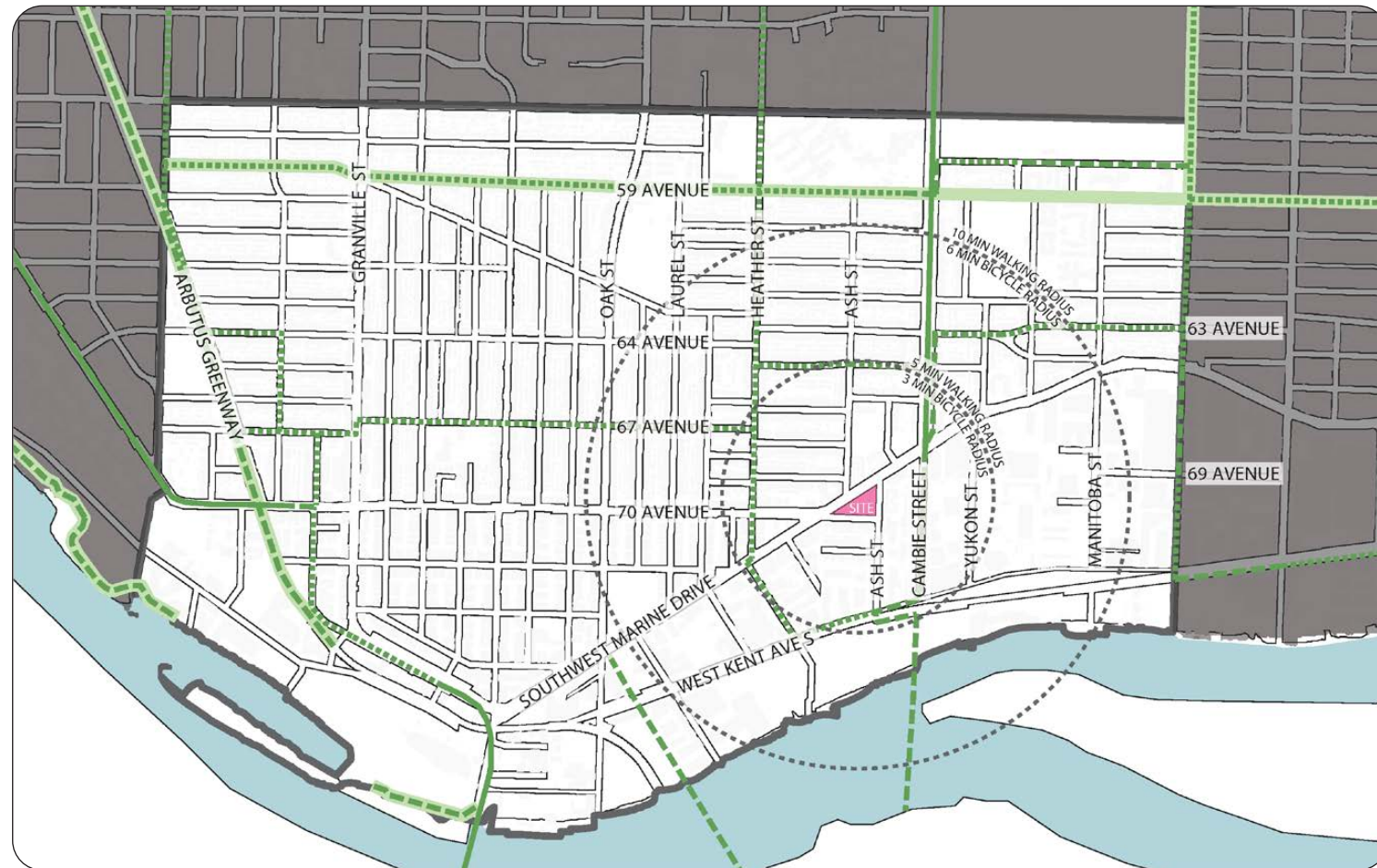
ASH STREET

LOCATION

Just one block west of the Marine Drive SkyTrain Station, this transit-accessible site is also well served by cycling routes. 23 minutes via SkyTrain to Downtown Vancouver and a quick 9 minute drive to YVR, the site is an ideal “home base” and added amenity within the Marpole community.



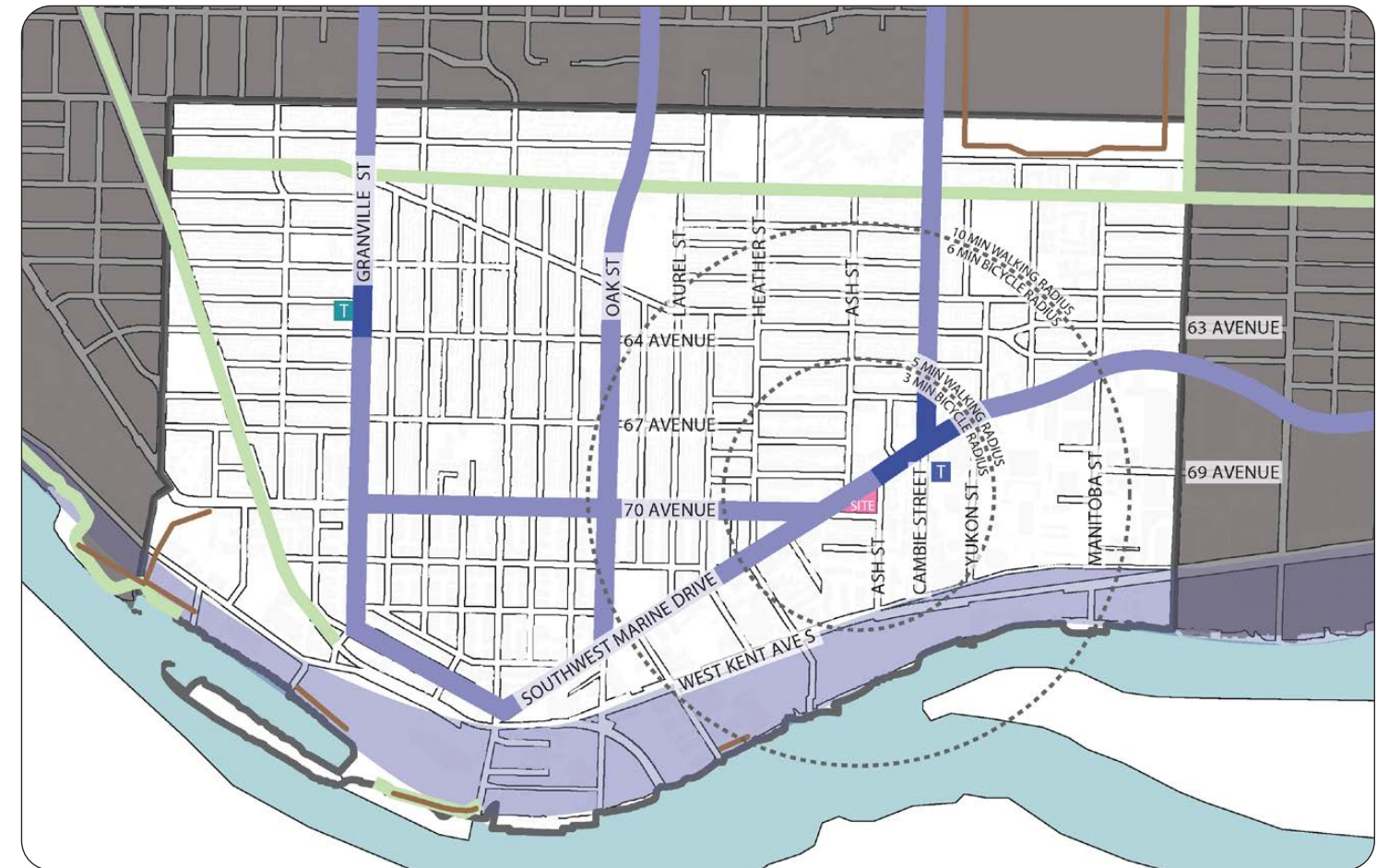
BIKE + TRANSIT INFRASTRUCTURE



SITE CONNECTIONS TO BIKE INFRASTRUCTURE

Legend

- Greenways
- Painted Bike Lane
- Protected Bike Lane
- Local or Shared Bike Lane

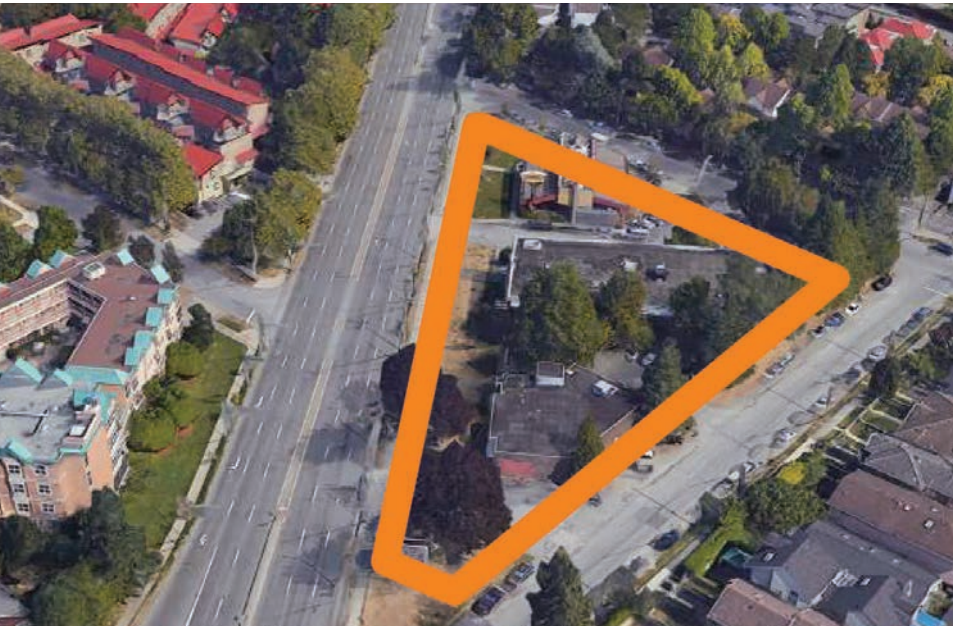


SITE CONNECTIONS TO TRANSIT ROUTES + PATHWAYS

Legend

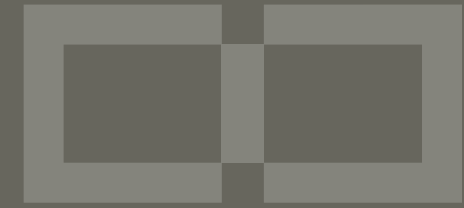
- T Bus loop
- T Skytrain station
- Transit hub
- Arterial route
- Greenways
- Existing pathways
- Future Fraser River trail
- Walking radius from site

SITE CONTEXT PHOTOS



NEIGHBOURHOOD CONTEXT PHOTOS





MARPOLE COMMUNITY PLAN

The proposal addresses many principles and recommendations from the Marpole Community Plan.

MARPOLE COMMUNITY PLAN

PRINCIPLES + PROJECT RESPONSES

COMMUNITY PLAN PRINCIPLES

- 1** Achieve a GREEN, environmentally sustainable URBAN PATTERN
- 2** Support a range of affordable HOUSING OPTIONS to meet the diverse needs of the community
- 3** Foster a robust, resilient ECONOMY
- 4** Enhance CULTURE, HERITAGE and CREATIVITY within the city
- 5** Provide and support a range of SUSTAINABLE TRANSPORTATION options
- 6** Protect and enhance public open spaces, PARKS and green linkages
- 7** Foster resilient, sustainable, safe and HEALTHY COMMUNITIES

PROJECT RESPONSES

The site is currently a car-oriented and dominated by a paved parking lot. The proposed development will transform it into a more walkable, bikable place with transit-adjacent housing and a higher albedo. A stand of existing established trees will be retained.

The proposed development will contribute deeply affordable, supportive housing units, below market rental, and market suites. All homes will be secured rental housing. The unit mix will include 35% two- and three-bedroom suites.

Deeply affordable, supportive housing and below market rental provide essential resiliency for individuals who are working to improve their economic circumstances. When this housing is near employment opportunities and public transit, this provides more options for residents. Adding to a residential hub and providing community-serving retail has the double benefit of providing convenient amenities for residents and building customer base for businesses within walking distance.

The site's proximity to the Fraser River with its strong ecological and industrial heritage has inspired the architectural design. Facilitated by the flat iron nature of the site, the design is reminiscent of the bow and stern of a ship. The exterior materials offer a subtle nod to the sawmills and industrial yards that once dominated the landscape, while the river's natural attributes are reflected in the colour selection.

The proposed development will encourage cycling as an alternative mode of transportation, providing easy access to a variety of bike storage options as well as a bike maintenance and wash station. In addition, the pedestrian experience and walkability of the site will be significantly improved, particularly along SW Marine Drive. The site location, just one block west of Marine Drive SkyTrain Station, promotes public transit as a viable and even preferred alternative.

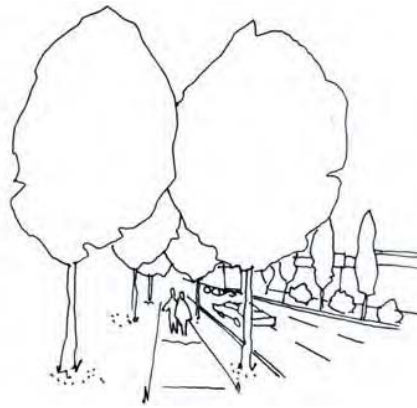
A full 40% of the site will be contributed back to the community in the form of open public spaces. Furthermore, the massing and form of this proposal has been developed so as not to negatively impact Ash Park to the north.

The supportive housing proposed will continue the YWCA's advocacy for and work towards equity and inclusivity for all women and families in the community. Further, the proposal implements resiliency and sustainability measures that include but are not limited to smart densification, walkability, bikability, active street frontages, and urban canopy retention. Extensive exterior retail space in the form of patios helps to promote healthy enjoyment of these spaces.

Placemaking

- Create attractive and safe walking and cycling connections through the neighbourhood, including mid-block connections, prioritizing improvements close to transit, shops, schools and parks.

- Create a more comfortable and engaging walking experience along SW Marine Drive, maintaining the landscape setback requirement for the Intensive Employment Area buildings on the south side, encouraging a layered green buffer for residential buildings on the north side.



- Introduce plazas and green open spaces at key points on routes to the Canada Line station. See Figure 10.2.



- Continue to pursue opportunities to improve walking and cycling access to and along the Fraser River.

Figure 6.5



EXCERPT FROM THE PLACEMAKING SECTION OF THE MARPOLE COMMUNITY PLAN
Related to introduction of landscape and plaza integration to new developments



ARTIST'S RENDERING OF PROPOSED PROJECT'S FLAT-IRON CORNER
AT SW MARINE AND 70TH AVENUE



COMMUNITY BENEFITS

The proposal offers a diverse mix of benefits to both new and existing residents of the Marpole community.



PURPOSE-BUILT RENTAL

The development increases the supply of purpose-built rental homes within the area. This will be accomplished without displacing any existing residents.

FAMILY HOUSING

The inclusion of family-oriented housing is identified as a priority in the Marpole Community Plan. The current building design includes approximately **35%** **family-oriented** (2 to 3 bedroom) homes.

BELOW-MARKET HOUSING

A total of **120** below market homes will be integrated into the development. **28** of these (a mix of 2 and 3 bedroom homes) will be available exclusively to female-led single parent households at deeply discounted rates through a partnership with the YWCA.



TRANSIT

Ease of access to Marine Drive SkyTrain Station as well as bus routes along SW Marine Drive and Cambie Street will present transit as a viable option and encourage the reduction of car traffic.

ENHANCED PUBLIC REALM

A large multi-faceted plaza connected to SW Marine Drive via a midblock walkway will open onto W 70th and will be animated by retail patios, water features, and outdoor game tables.

The project prioritizes tree retention by protecting a stand of eight Douglas Firs and one large Black Locust that will frame the plaza.

IMPROVED DINING OPTIONS

The proposal includes **17,900 sq. ft.** of destination retail space which has been designed to accommodate a restaurant and a café with outdoor seating areas as well as neighbourhood serving retail.



CHILDCARE

A **7,190 sq. ft.** private childcare centre will offer high-quality care to **49 children** and includes a large outdoor play area overlooking the public plaza.



COMMUNITY INVESTMENT

Funds accumulated by the City in the form of Development Cost Levies will contribute to the creation of parks, childcare facilities, non-profit housing and engineering infrastructure.

While this project qualifies for exemption from DCLs, the proponent will **not seek** to take advantage of the waiver.



ECONOMIC RECOVERY

The construction of this project is anticipated to employ approximately **2,125 workers** who will contribute **\$22.4 million** to local retailers, services and transit during their time on site.

Marpole is an employment hub that stands to benefit immensely from more housing options, and those options are most effective when they include diverse housing types. In addition, this proposal represents an opportunity for job creation toward economic recovery from COVID 19.



HOUSING NEEDS + SOLUTIONS

The proposed project addresses multiple housing needs as outlined by the City of Vancouver and within the Marpole Community Plan.

MARPLE COMMUNITY PLAN

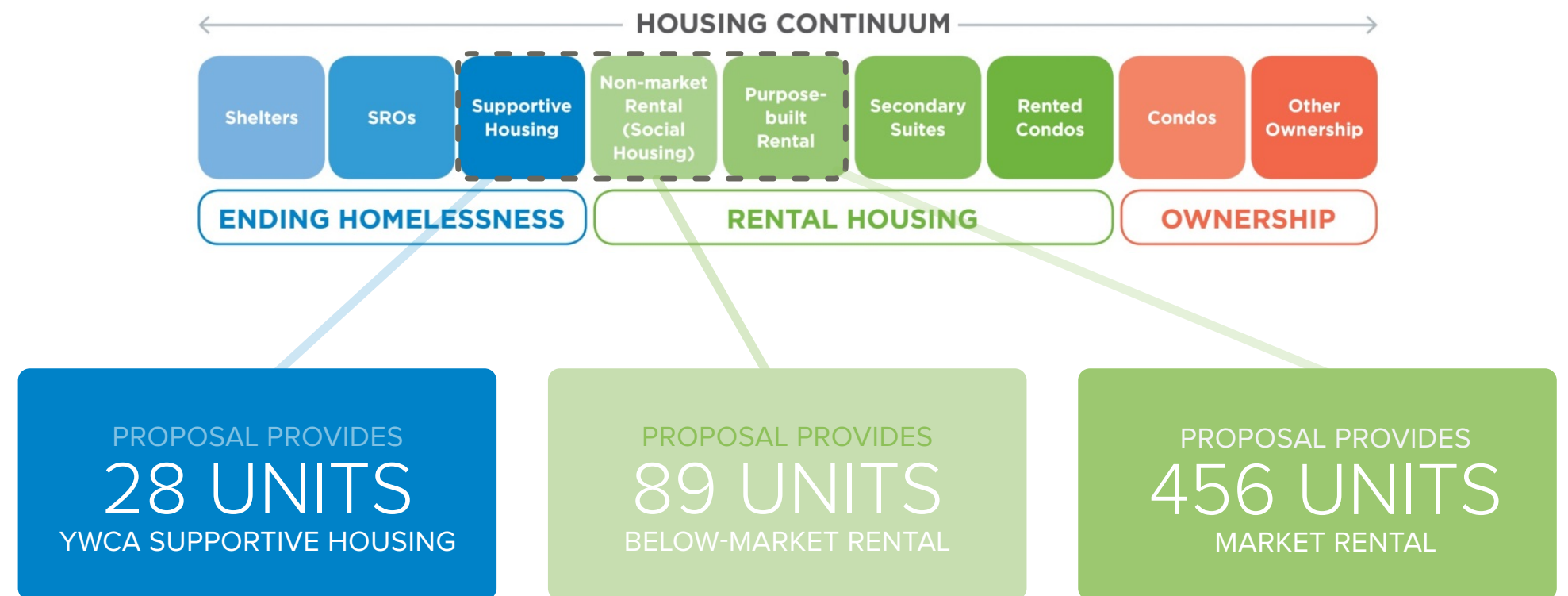
PUBLIC BENEFITS STRATEGY

This proposal responds directly to goals that the City of Vancouver has identified. The top priorities among these are:

- To provide livable and family-oriented secured rental housing.
- To make housing accessible to more people through the provision of below-market rental housing and deeply affordable, supportive housing through a partnership with the YWCA.

The Marpole Community Plan establishes a Public Benefits Strategy (PBS) to guide the 30-year strategy of capital investment in the Marpole community. The PBS identifies the need for additional purpose-built market rental units and non-market rental units in the next 30 years.

This proposal envisions 573 (100%) purpose-built rental units with a 60 year housing covenant. Guided by the Marpole Plan (8.2.2), 20% of residential floor area is non-market rental (117 units).



SUPPORTIVE HOUSING PARTNER

YWCA METRO VANCOUVER

CHARD DEVELOPMENT IS VERY PROUD TO BE PARTNERING AGAIN WITH THE YWCA METRO VANCOUVER TO DELIVER SIGNIFICANT SUPPORTIVE HOUSING AS PART OF THE 622 SW MARINE DEVELOPMENT.

Deeply affordable supportive housing units will be designated for use by the YWCA, who require a mix of 2 and 3-bedroom family units for single women and their children.

The YWCA component will be fully integrated with the rest of the development. All residents may access all amenities. The aim is to create an inclusive and equitable community that serves a diverse cross section of community members.

The YWCA will operate the units under a 60-year lease and determine their non-market rates. Chard and the YWCA have partnered to lease and operate 14 non-market rental units at 1441 St. Georges Ave, a North Vancouver rental complex opening in early 2021.



YWCA housing communities provide safe and affordable homes for single women and their dependent children. Residents have access to other YWCA programs and services, and a foundation to move towards health, well-being and economic stability.

As part of their housing services, the YWCA provides supports to tenants. The Community Development Coordinator (CDC) is an important part of life at all YWCA housing communities, offering residents a range of supports on an individual basis. Most supports are tailored for women and their children fleeing abuse and for low-income families. Services are adjusted according to the needs of the community residents.

ywcavan.org/programs/housing

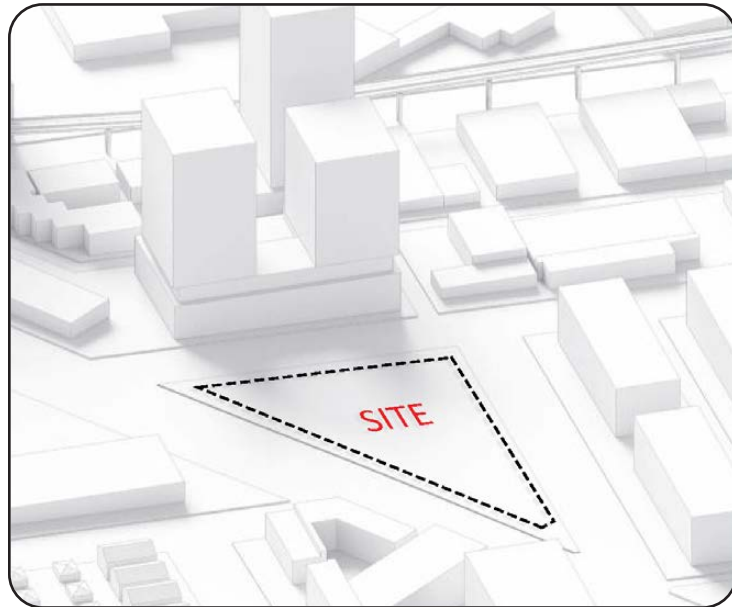




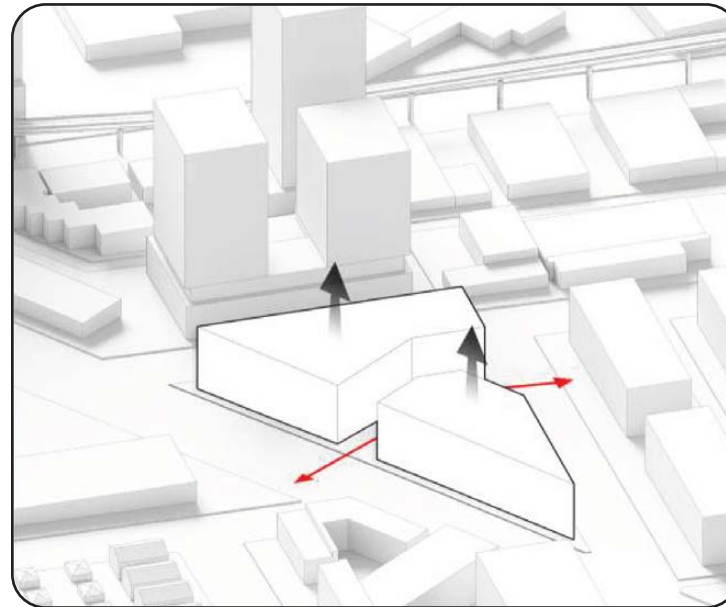
ARCHITECTURAL DESIGN

The proposed project has been designed by MCMP Architects along with a team of trusted consultants in consultation with City of Vancouver staff.

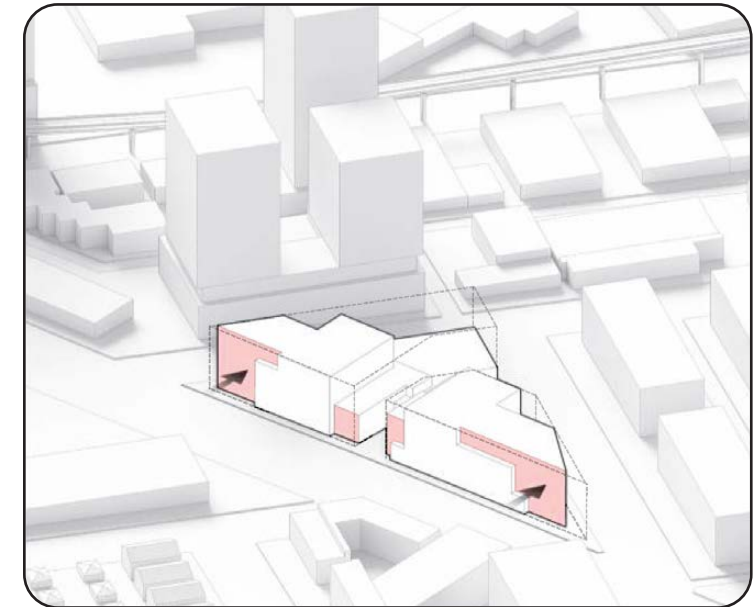
MASSING DIAGRAMS



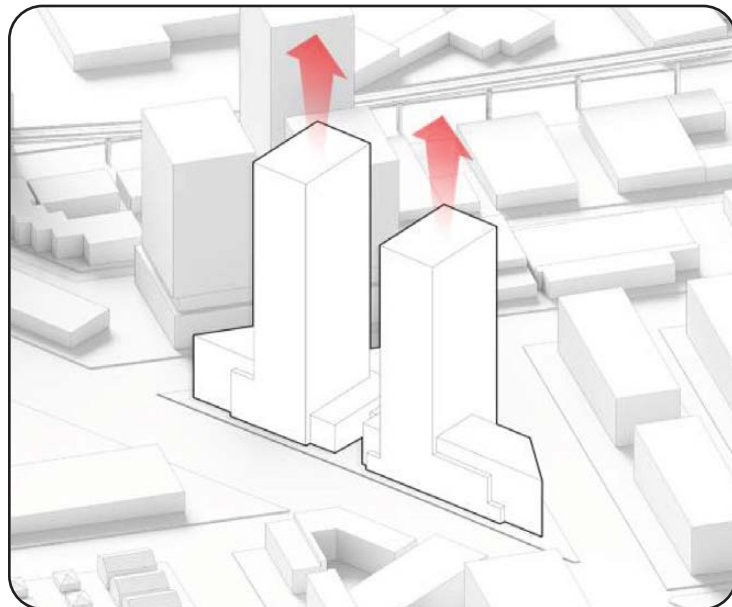
THE SITE is triangular, with its longest edge along the main street.



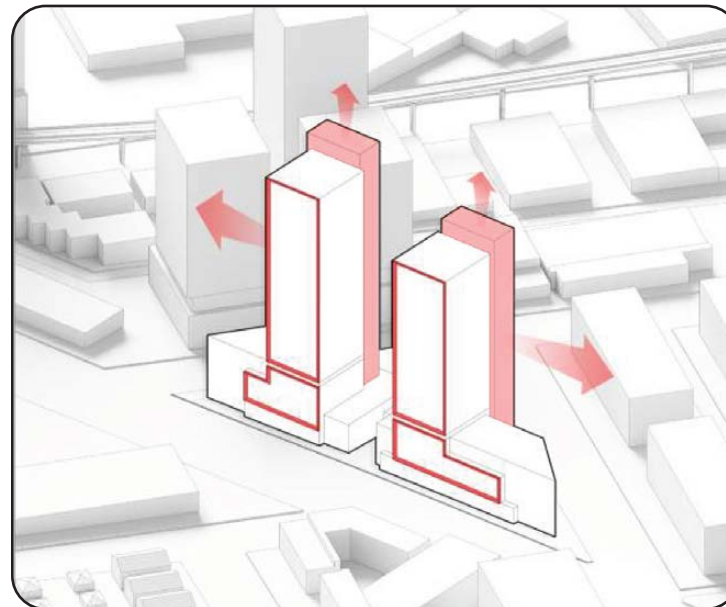
THE PODIUM is bifurcated by a midblock path and plaza. Its shape includes two dramatic, flatiron corners.



ARTICULATION OF PODIUM creates a finer grain of detail and mitigates the length of the podium. Stepping occurs at the midblock path.



TWO TOWERS 95' apart and oriented to Marine Drive, provide needed density, and step down away from greater density to the east.



TECTONIC SHIFTS AND A FRAME EXPRESSION slenderize the towers, minimize shading, and create a dialogue of expression with the podiums.



THE ARCHITECTURAL EXPRESSION that results is a pair of towers, framed by flatiron podium expressions, that share a dialogue of similarity and subtle variation.

CONTEXT RENDERING ELEVATIONS



CONTEXT RENDERING - VIEW LOOKING SOUTHEAST



70TH AVENUE STREETSCAPE ELEVATION



ASH STREET STREETSCAPE ELEVATION



THE PROPOSED DEVELOPMENT



CITY HOMES
Providing street animation to W 70th Avenue

FLAT-IRON CORNER
At corner of W70th Avenue and SW Marine

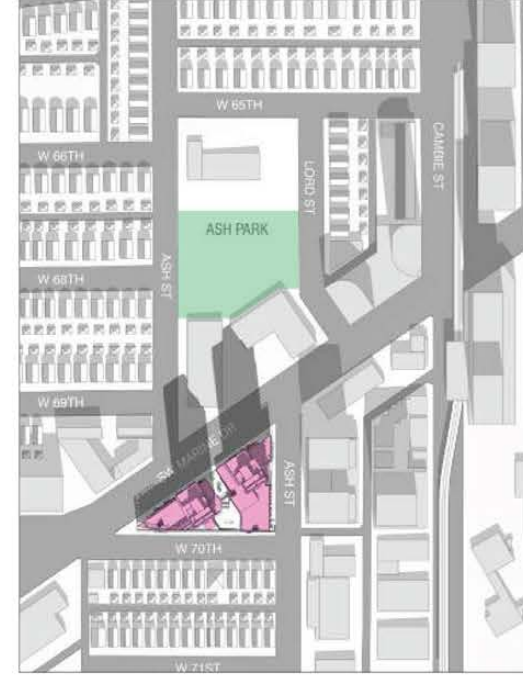


SHADOW STUDY

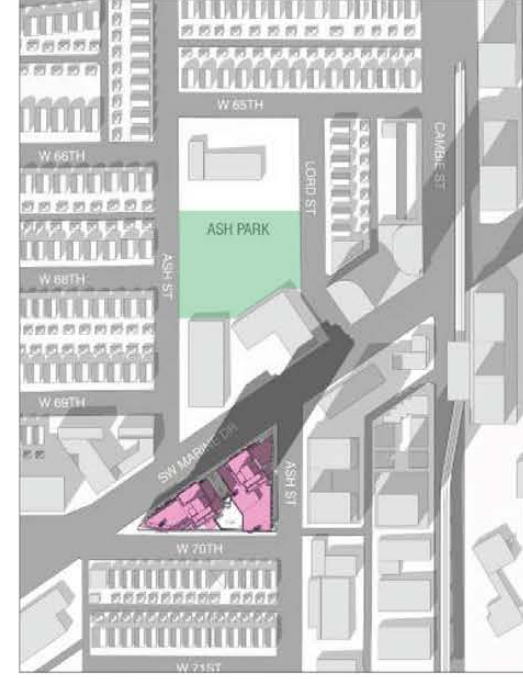
Equinox (March 21st and September 21st)



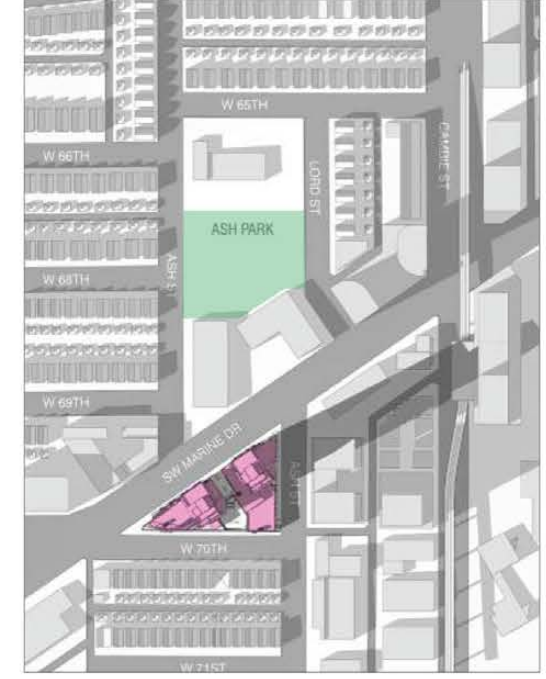
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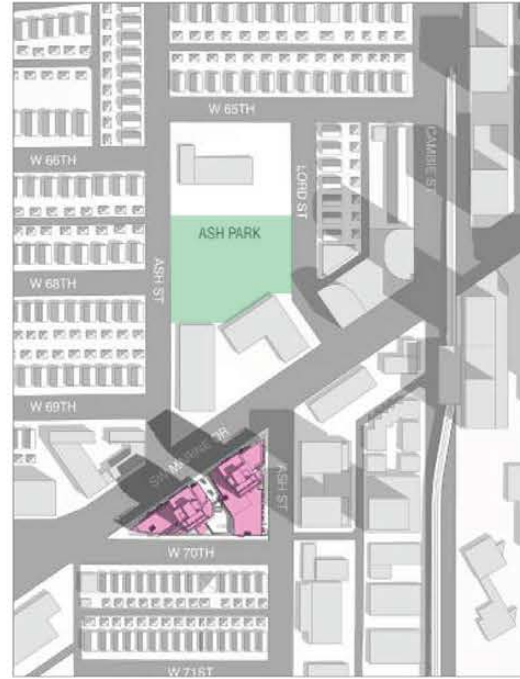
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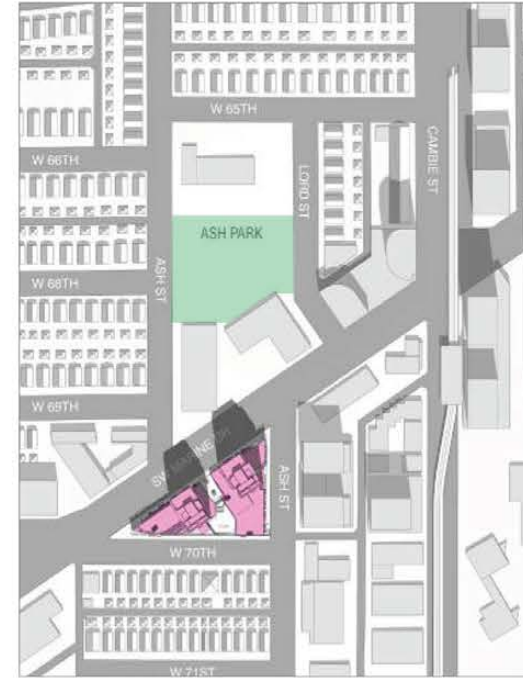
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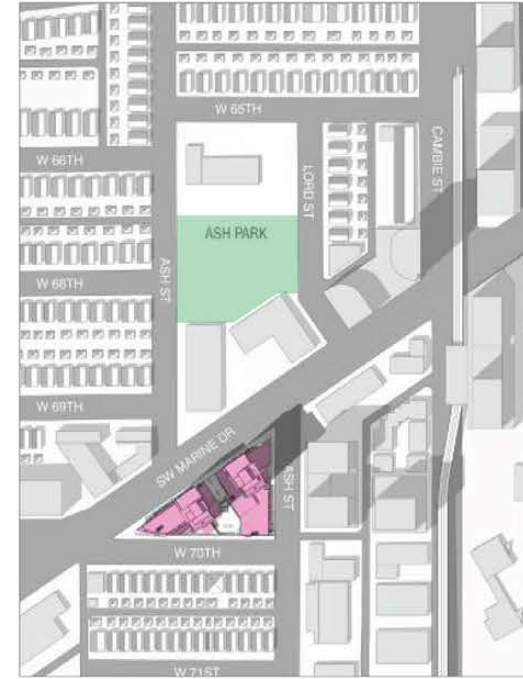
Summer Solstice (June 21st)



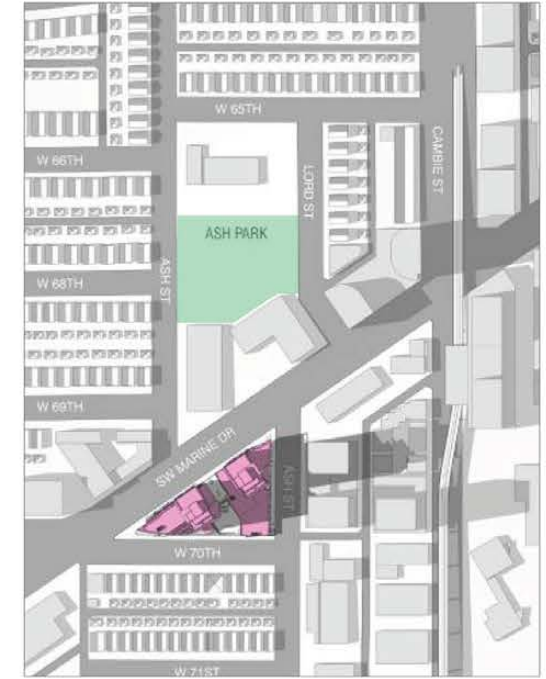
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PUBLIC REALM

This proposal is poised to transform the subject site from a suburban, vehicle-oriented commercial site into a vibrant, pedestrian-oriented community hub.

The following measures play important roles in enriching the public realm:

- Minimized parking access and undergrounding of 'back of house' uses
- Provision of a generous midblock connection
- Provision of open space at north and west corners of the site
- Provision of a large, south-facing, family-oriented plaza fronting the quieter W 70th Avenue
- Consideration of staggered use, safety, accessibility, and lighting
- Retention of established trees at the perimeter of the site
- Convenient access to daycare
- Community and pedestrian-oriented destination retail
- Establishment of a strong street wall at SW Marine Drive



THE STREETScape

The streetscape approach is defined by sensitivity to existing mature street trees, pedestrian-friendly experience and positive relationships to neighbouring properties.



MID-BLOCK CONNECTION

The intentionally spacious design of the site's plaza illustrates the commitment to community enhancement and public space.





THE PLAZA

The plaza is the nucleus of the project and acts as a front room to the building and is welcoming to the neighbours. It features a splash pad style water feature, planter boxes with integrated seats and space for moveable furniture and ping pong tables.

SITE ACCESS

The site has been designed to provide access to automobiles, bicycles and service vehicles while maintaining pedestrian-friendly frontages on all sides and avoiding a typical 'back of house' side to the project.

RESIDENTIAL ENTRIES + CHILDCARE DROPOFF

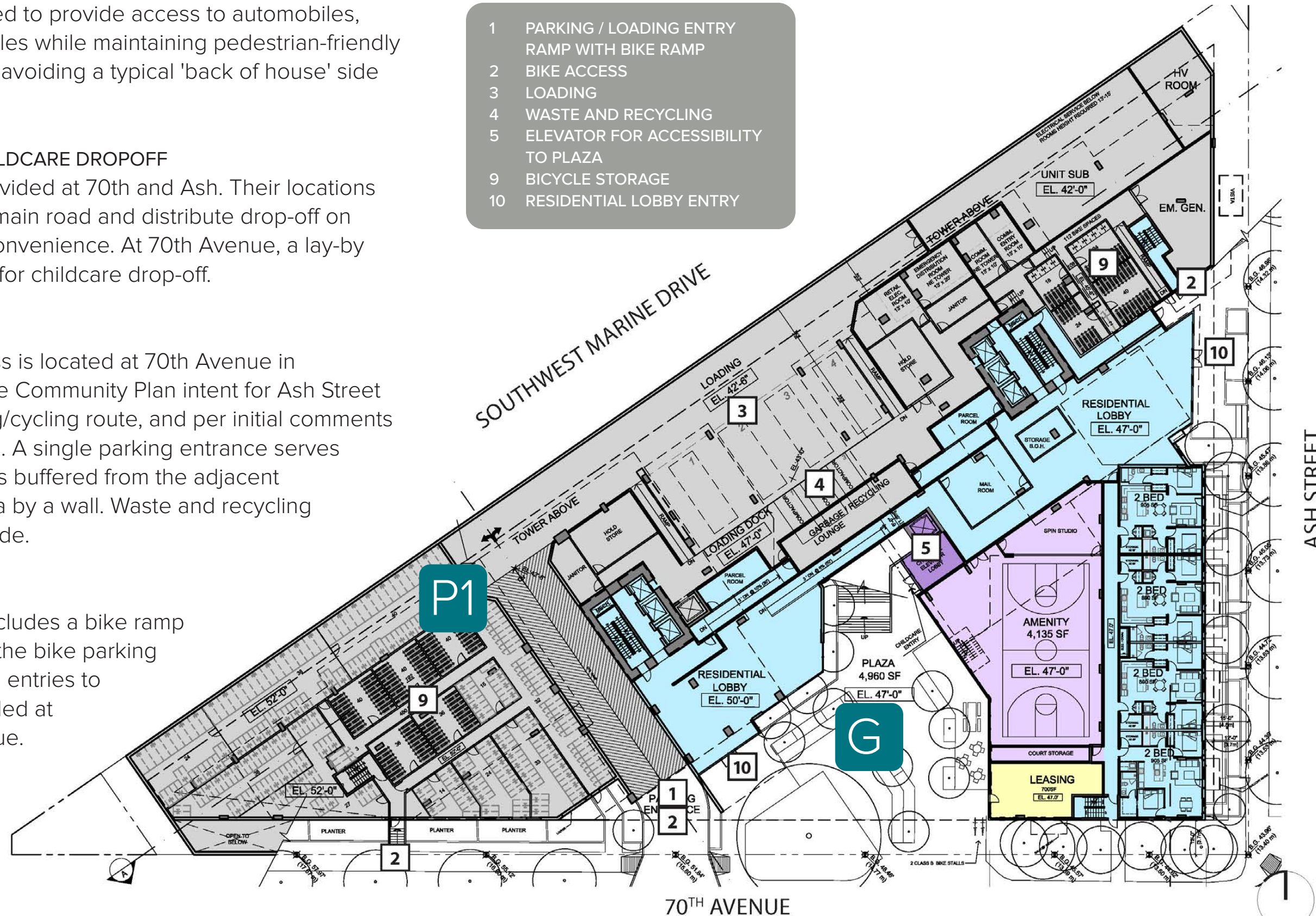
Residential entries are provided at 70th and Ash. Their locations provide a buffer from the main road and distribute drop-off on local streets, for greater convenience. At 70th Avenue, a lay-by will improve convenience for childcare drop-off.

PARKING + LOADING

Parking and loading access is located at 70th Avenue in alignment with the Marpole Community Plan intent for Ash Street to be an improved walking/cycling route, and per initial comments from Engineering Services. A single parking entrance serves parking and loading, and is buffered from the adjacent residential lobby and plaza by a wall. Waste and recycling is located within the parkade.

BIKE ACCESS + STORAGE

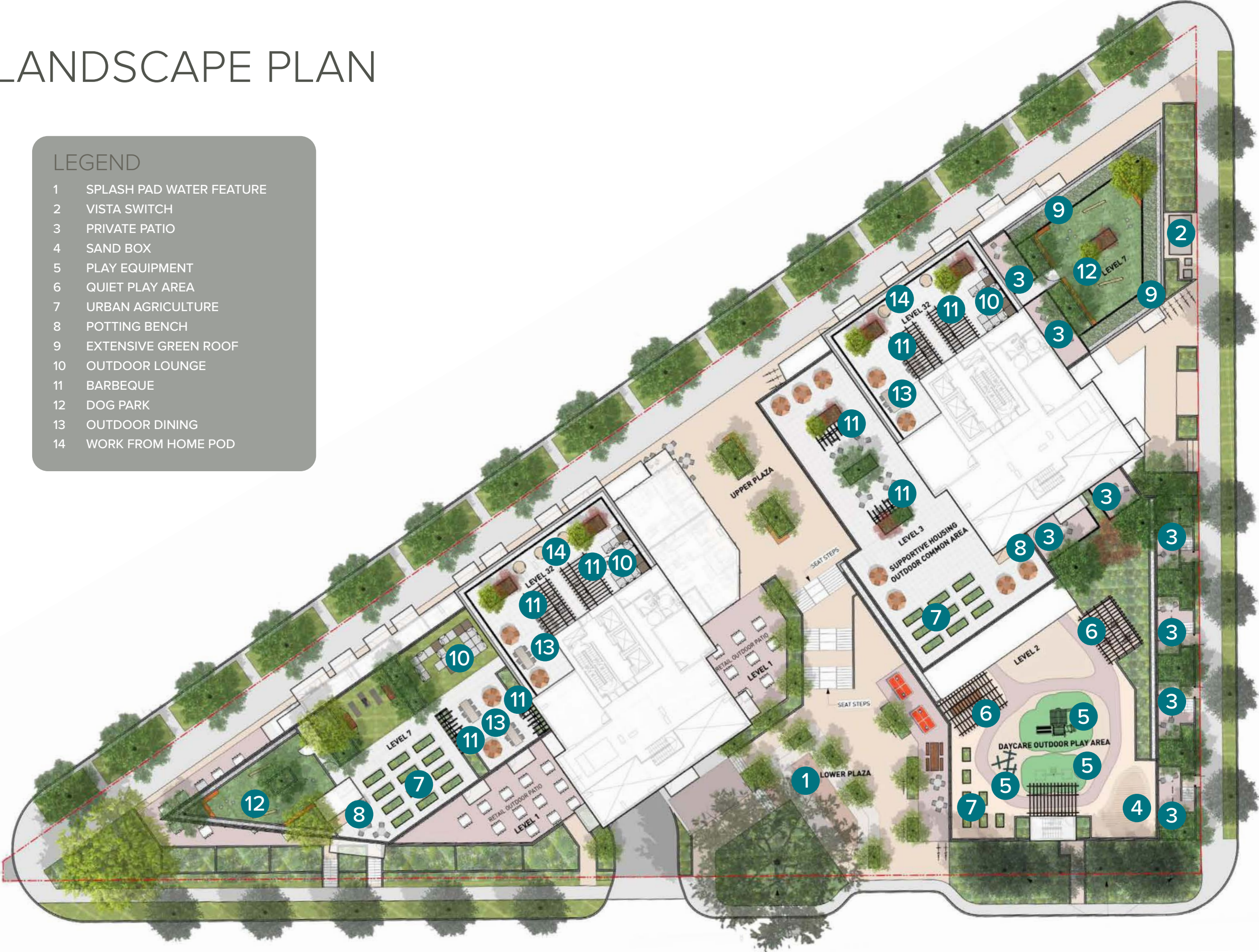
The parking entry ramp includes a bike ramp that terminates directly at the bike parking area. Additional dedicated entries to bike storage will be provided at Ash Street and 70th Avenue.



LANDSCAPE PLAN

LEGEND

- 1 SPLASH PAD WATER FEATURE
- 2 VISTA SWITCH
- 3 PRIVATE PATIO
- 4 SAND BOX
- 5 PLAY EQUIPMENT
- 6 QUIET PLAY AREA
- 7 URBAN AGRICULTURE
- 8 POTTING BENCH
- 9 EXTENSIVE GREEN ROOF
- 10 OUTDOOR LOUNGE
- 11 BARBEQUE
- 12 DOG PARK
- 13 OUTDOOR DINING
- 14 WORK FROM HOME POD



SUSTAINABILITY FEATURES

The proposed development is designed meet the City of Vancouver's Green Buildings Policy For Rezoning requirements and under the guidelines to achieve a LEED Silver standard.

BUILDING DESIGN + SYSTEMS

- The project will utilize a Low Carbon Energy System.
- The project team has undertaken parametric modelling in conjunction with cost studies to arrive at an economical, high-performing strategy for envelope and mechanical systems.
- An embodied carbon study has been undertaken to minimize carbon intensity of the project.
- A preliminary Integrated Rainwater Management Plan has been prepared to plan for and minimize runoff on the site.
- Water metering will be employed to reduce water consumption.

TRANSPORTATION

- Site is within a short walking distance to public transit and diverse amenities.
- Mixed use programming promotes sustainable modes of transportation.
- Secure bicycle parking promotes sustainable transportation.

CONSTRUCTION

- A construction waste plan will be implemented to promote recycling and minimize waste.

LANDSCAPING

- Generous rooftop amenity, planting, and high albedo materials will reduce the heat island effect.
- A large Black Locust and a stand of Douglas Fir trees are to be retained.
- Generous open space has been provided to promote community and enjoyment of the site.
- Maximizing soft landscape and limiting hard landscape to help with rainwater management on site.
- Careful placement of trees to create usable shade during the summer months.
- High efficiency drip irrigation system using internet connected controllers and weather sensors.
- Using durable and recyclable local materials as part of the paving materials palette.
- Selecting durable site furniture from manufacturers with strong commitment to sustainability.

RESIDENT AMENITIES

At the core of this proposed development is a vision to provide a host of unique amenities that enhance daily enjoyment and bring together a diverse mix of residents to create a strong sense of community. Amenity spaces will be shared by all residents with no restrictions between rental offerings. Their design and programming is centred on five goals established by Chard Development.

flexible
Allow for multiple uses and account for diverse needs.

impressive
Create a sense of pride and contribute to personal growth.

varied
Provide a range of experiences for individuals and groups.

inclusive
To serve students, growing families and downsizers.

affordable
Save costs for residents by reducing their need for other memberships.





OPEN STUDY LOUNGE



FITNESS CENTRE



FAMILY SPACE



WALLET LOCKERS



BASKETBALL COURT (INDOOR)



KITCHEN



GAMES LOUNGE



AUTOMATED PARCEL SYSTEM



PRIVATE MEETING SPACE



ELEVATIONS + LANDSCAPE PLANS

NORTH ELEVATION - SW MARINE DRIVE



**Musson
Cattell
Mackey
Partnership**

Architects
Designers
Planners

A Partnership
Of Corporations

**622
SW Marine Drive**

Project #
219057.01

DECEMBER 15, 2020

**North Elevation
Marine Drive St.**

1" = 40'

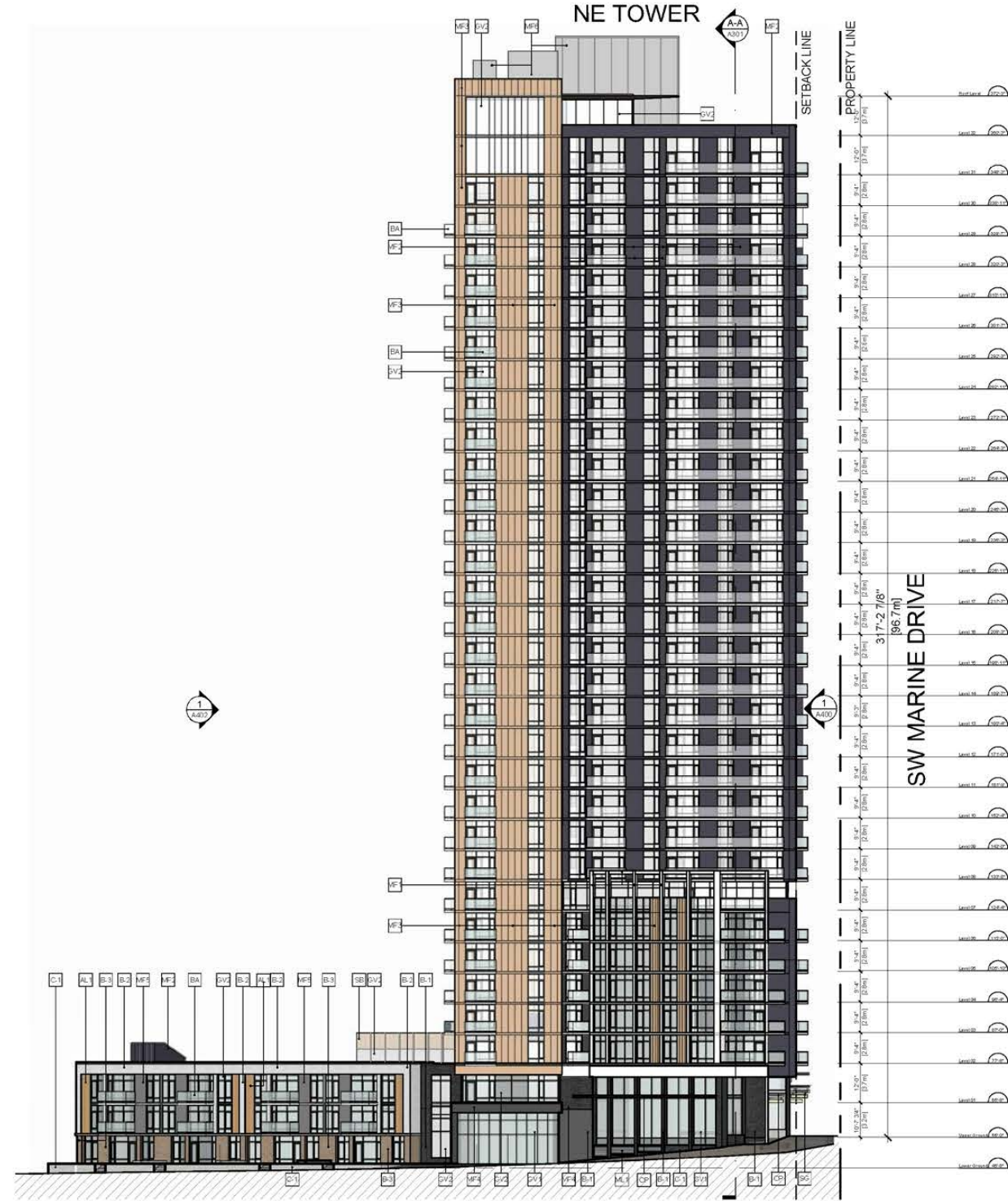
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EAST ELEVATION - ASH STREET

MATERIALS LEGEND

- MF1 Metal Panel - White
- MF2 Metal Panel - Deep Navy Blue
- MF3 Metal Panel - Terra Cotta
- MF4 Metal Panel - Charcoal
- MF5 Metal Panel - Regent Grey
- MF6 Metal Panel - Light Grey
- AL1 Longboard Aluminum Siding
- C-1 Architectural Concrete- Light Grey
- B-1 Brick - Coal Creek
- B-2 Brick - Modified Granite
- B-3 Brick - Forest Blend
- F-1 Metal Flashing - Charcoal
- T-1 Trim/Accent - Grey Stone
- T-2 Trim/Accent - Charcoal
- ML1 Metal Louver Panel - Charcoal
- GV1 Storefront - Clear Double Glazed, Aluminum Frame
- GV2 Double Glazed Window Wall - Grey Tint
- SB Shadow Box
- WA1 6" Extended Aluminum Mullion Cap
- CP Laminated Glass Canopy w Painted Structural Steel Frame
- SG Proposed Signage location by Other
- HR Guardrail - Balcony, Roof Terrace, Patio
- BA Balcony - Clear Double glazed, Aluminum Frame - Dark Grey

W 70th AVENUE



**Musson
Cattell
Mackey
Partnership**

Architects
Designers
Planners

A Partnership
Of Corporations

**622
SW Marine Drive**

Project #
219057.01

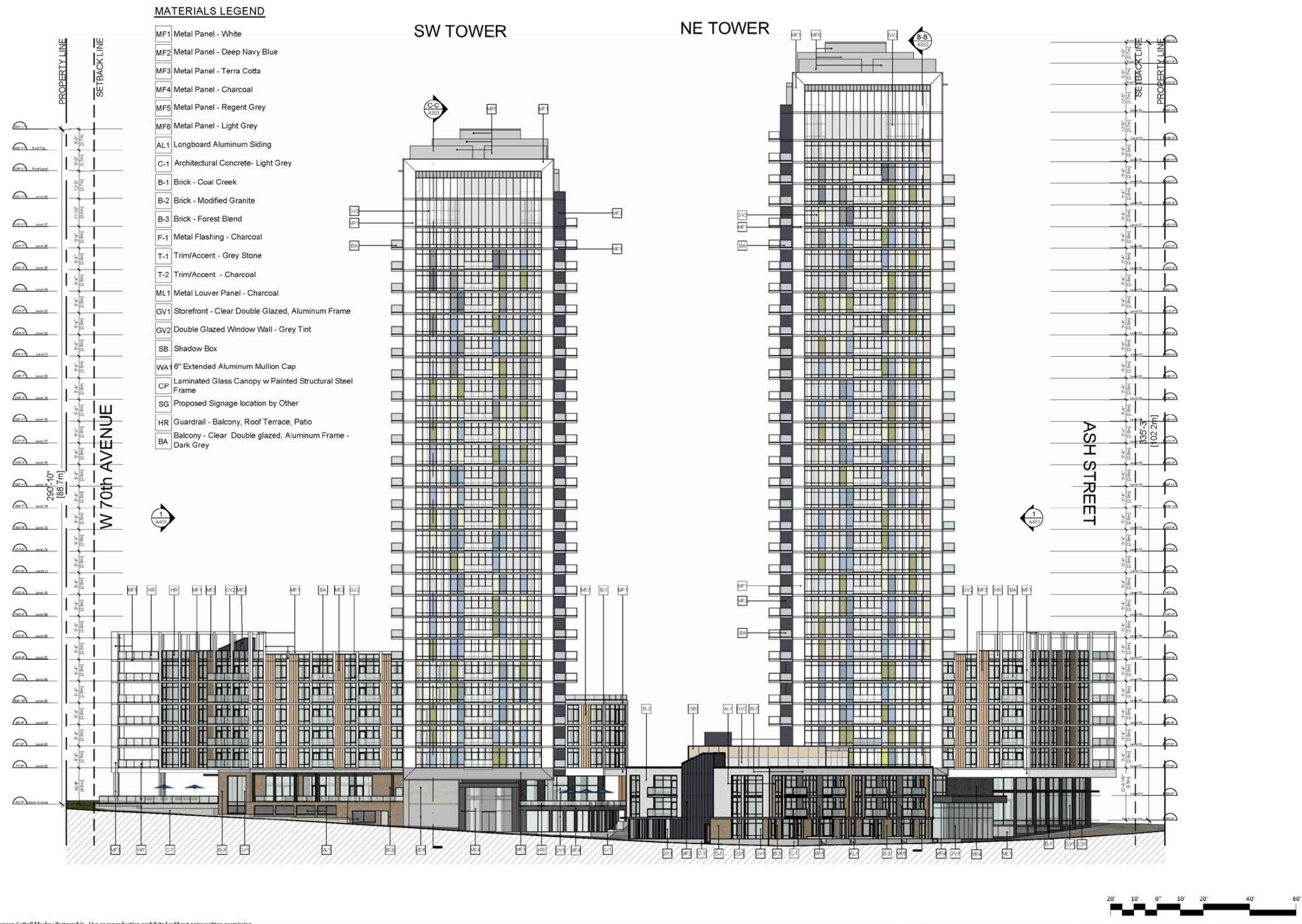
DECEMBER 15, 2020

**East Elevation
Ash St.**

1" = 40'

A.401

SOUTH ELEVATION - WEST 70TH AVENUE



**Musson
Cattell
Mackey
Partnership**

Architects
Designers
Planners

A Partnership
Of Corporations

622
SW Marine Drive

Project #
219057.01

DECEMBER 15, 2020

South Elevations
W 70th Ave

1" = 40'

A.402

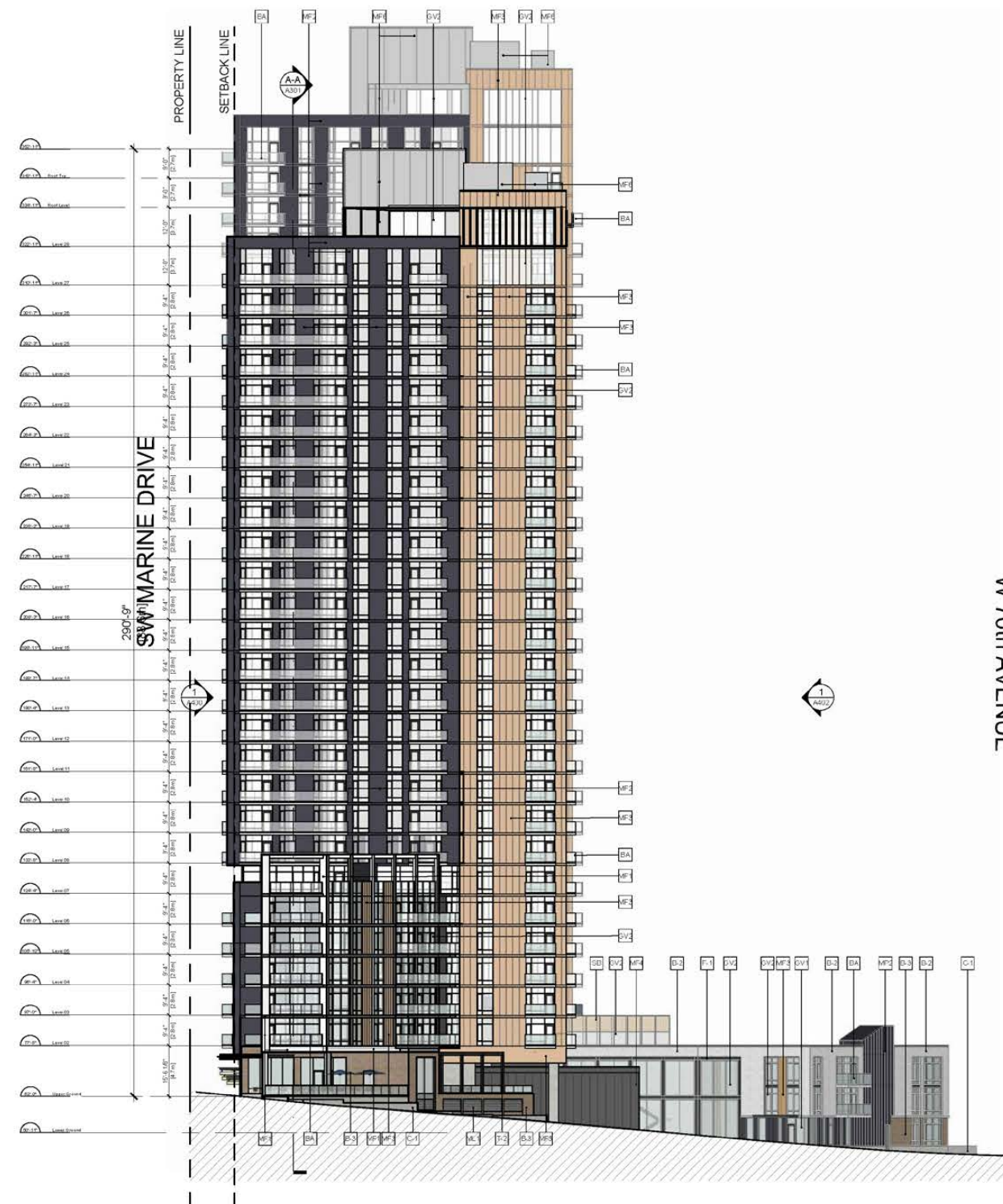
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WEST ELEVATION - ASH STREET

MATERIALS LEGEND

- MF1 Metal Panel - White
- MF2 Metal Panel - Deep Navy Blue
- MF3 Metal Panel - Terra Cotta
- MF4 Metal Panel - Charcoal
- MF5 Metal Panel - Regent Grey
- MF6 Metal Panel - Light Grey
- AL1 Longboard Aluminum Siding
- C-1 Architectural Concrete- Light Grey
- B-1 Brick - Coal Creek
- B-2 Brick - Modified Granite
- B-3 Brick - Forest Blend
- F-1 Metal Flashing - Charcoal
- T-1 Trim/Accent - Grey Stone
- T-2 Trim/Accent - Charcoal
- ML1 Metal Louver Panel - Charcoal
- GV1 Storefront - Clear Double Glazed, Aluminum Frame
- GV2 Double Glazed Window Wall - Grey Tint
- SB Shadow Box
- WA1 6" Extended Aluminum Mullion Cap
- CP Laminated Glass Canopy w Painted Structural Steel Frame
- SG Proposed Signage location by Other
- HR Guardrail - Balcony, Roof Terrace, Patio
- BA Balcony - Clear Double glazed, Aluminum Frame - Dark Grey



**Musson
Cattell
Mackey
Partnership**

Architects
Designers
Planners

A Partnership
Of Corporations

**622
SW Marine Drive**

Project #
219057.01

DECEMBER 15, 2020

**West Elevation
Ash St.**

1" = 40'

A.403

LANDSCAPE - ILLUSTRATIVE OVERALL PLAN



LEGEND	
KEY	DESCRIPTION
1	SPASH PAD WATER FEATURE
2	VISTA SWITCH
3	PRIVATE PATIO
4	SAND BOX
5	PLAY EQUIPMENT
6	QUIET PLAY AREA
7	URBAN AGRICULTURE
8	POTTING BENCH
9	EXTENSIVE GREEN ROOF
10	OUTDOOR LOUNGE
11	BARBEQUE
12	DOG PARK
13	OUTDOOR DINING
14	WORK FROM HOME POD

PWL partnership

PWL Partnership Landscape Architects Inc.
 2281 Fraser Street, Suite 100
 2281 West Fraser Street
 Vancouver, BC Canada V6E 2J2
 www.pwlpartnership.com
 TEL: 604.683.1111
 FAX: 604.683.1112

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2020-12-17	ISSUED FOR PERMITTING APPLICATION

PROJECT
622 SW MARINE DRIVE

ADDRESS
622 SW MARINE DRIVE

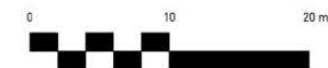
DRAWING TITLE
ILLUSTRATIVE PLAN - OVERALL

Scale: **1:200**

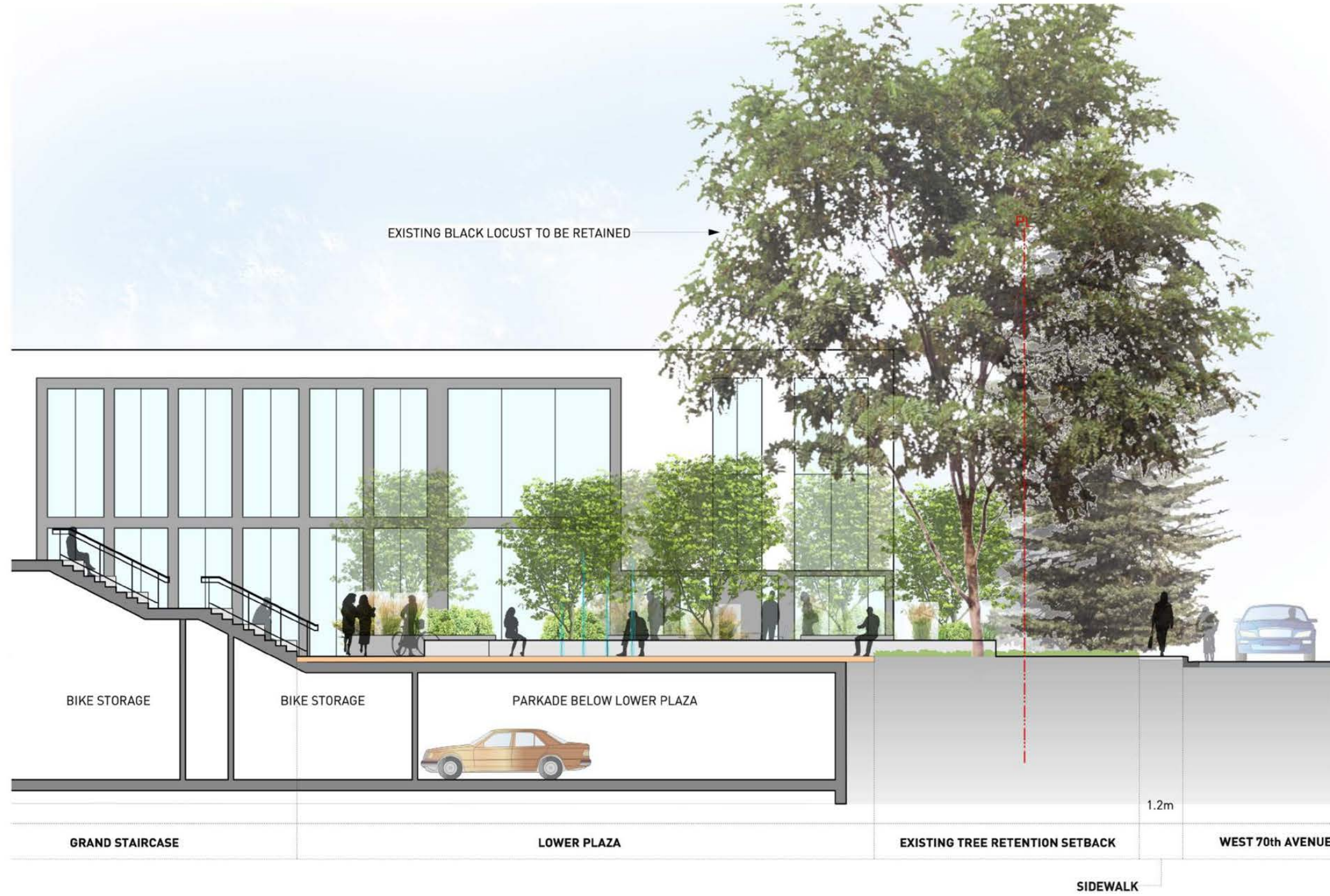
North arrow pointing up.

PROJECT NO.	20044
DATE	2020-12-14
FILE NAME	20044 PLAN.vsw
ISSUED	2020-12-17
DRAWN	RD
REVIEWED	GB

DRAWING
RZ1.01



LANDSCAPE - SECTION 1



SECTION 1



PWL Partnership Landscape Architects Inc.
 100 Pine Lane South
 100 West Street, Suite 200
 Vancouver, BC, Canada V6B 2G2
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 T 604.683.8111
 F 604.683.8112

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2020-12-17	ISSUED FOR PERMIT APPLICATION

PROJECT
622 SW MARINE DRIVE

ADDRESS
 622 SW MARINE DRIVE

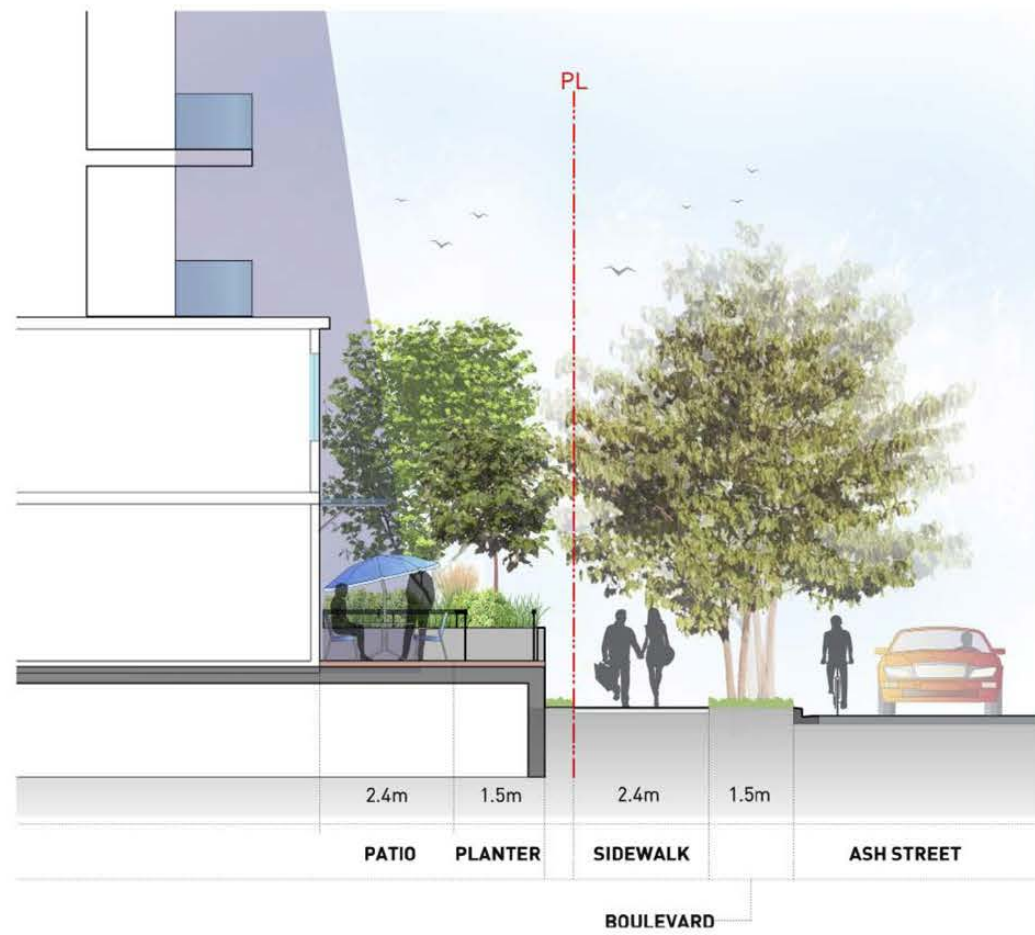
DRAWING TITLE
SECTIONS

PROJECT NO. 20044
 DATE 2020-12-18
 FILE NAME 20044 SECTIONS.vsw
 PLOTTED 2020-12-17
 DRAWN RD REVIEWED OB



RZ3.01

LANDSCAPE - SECTION 2



SECTION 2



SECTION 3



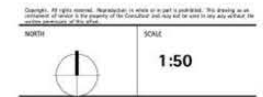
PWL Partnership Landscape Architects Inc.
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 F 604.683.8112

NO.	DATE	DESCRIPTION
1	2020-12-17	ISSUED FOR PERMIT APPLICATION

PROJECT
622 SW MARINE DRIVE

ADDRESS
 622 SW MARINE DRIVE

DRAWING TITLE
SECTIONS



PROJECT NO.	20044
DATE	2020-12-18
FILE NAME	20044 SECTIONS.vsw
PLOTTED	2020-12-17
DRAWN	RD
REVIEWED	OS

RZ3.02

LANDSCAPE - SECTION 3



SECTION 4



PWL partnership
 PWL Partnership Landscape Architects Inc.
 100 Pine Lane South Tower
 1200 West Beaver Creek Road
 Richmond Hill, Ontario L4B 1P2
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 T 905.882.8111
 F 905.882.8112

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2020-12-17	ISSUED FOR PERMITS APPLICATION

PROJECT
622 SW MARINE DRIVE

ADDRESS
 622 SW MARINE DRIVE

DRAWING TITLE
SECTIONS

SCALE
1:50

PROJECT NO.	20044
DATE	2020-12-18
FILE NAME	20044 SECTIONS.vwx
PLOTTED	2020-12-17
DRAWN	RD
REVIEWED	OB

RZ3.03

*Thank you for your interest in the proposed rezoning of 622 SW Marine Drive.
Your feedback is important to us. Please take a moment to complete the online comment form at:*

<https://shapeyourcity.ca/622-sw-marine-dr>

